



Rose View
Blitterlees | Silloth | Wigton | Cumbria | CA7 4JJ

ROSE VIEW



A Rarely Available Country Home Set Within Exquisite Botanical Grounds and 6.6 Acres

Nestled within beautifully curated gardens and adjoining pastureland, Rose View is a truly special country home that has remained within the same family ownership since the early 1940s, having previously been rented by the family during the 1930s. Opportunities to acquire a home that has not been offered to the market for over 90 years are exceptionally rare, particularly one with such charm, versatility and established grounds.



Rose View

Originally a smallholding, the property still retains many reminders of its heritage including the barn, former Byre and equestrian use of the outbuildings. Over the decades, however, Rose View has evolved into a much-loved family residence where the gardens have been thoughtfully developed into a spectacular and highly individual botanical setting. The adjoining 5.6 acre field, which benefits from separate access, has historically been rented to a local farmer, an arrangement that could be a possibility if desired.

The Accommodation

Entering the property via the rear entrance, you are welcomed into the beautifully updated kitchen dining room, a warm and welcoming heart to the home. Recently modernised by the current owners, the kitchen successfully blends traditional styling with contemporary practicality. Chevron style flooring complements the cashmere shaker-style cabinetry and matching worktops, while integrated appliances include a dishwasher, oven, induction hob and built-in fridge freezer. A contemporary sink unit with mixer tap and drainer sits beneath a picture window with pleasant views, while ample storage and preparation space make the room highly functional for everyday living.

The dining area retains wonderful original character with a beautiful fireplace housing a gas fire alongside an original built-in cupboard, creating an inviting setting for family meals and entertaining.

Moving through into the hallway, the accommodation branches into several further reception rooms. The first of the two living rooms is a more formal reception space and incorporates the front entrance to the property. Exposed ceiling beams and a feature fireplace create an elegant atmosphere, while large windows overlook the front gardens and flood the room with natural light. New carpets have recently been fitted throughout the property, enhancing the fresh and well-maintained feel.

The second living room offers a more relaxed ambience, ideal for cosy evenings or enjoying a film beside the attractive open fire which forms a natural focal point.

Completing the ground floor is the former pantry, now a versatile additional room perfectly suited as a home office, hobby room, or snug.

To the first floor are two generous double bedrooms alongside a smaller third bedroom. Both double bedrooms enjoy lovely views across the gardens to the front, while the primary bedroom is particularly spacious and well proportioned. The family bathroom has also been recently updated and features a modern suite and a shower over bath configuration.

Benefitting from the recent improvements, Rose View still retains an abundance of original charm through exposed beams, traditional latch doors and original ironmongery throughout.

Adjoining the kitchen is an external utility and laundry room, incorporating combi gas boiler, washing machine and sink.























Location

Blitterlees is a peaceful and friendly coastal hamlet positioned along the breathtaking Solway Coast, an area renowned for its expansive sandy beaches, dramatic open skies and spectacular sunsets across the Solway Firth. With uninterrupted views stretching across the water towards the Scottish hills and the distinctive outline of Criffel, the setting offers a sense of space and tranquillity that is increasingly hard to find.

The coastline here is perfect for walking, cycling and enjoying the outdoors, with miles of quiet shoreline quite literally on your doorstep. Nearby, the charming Victorian seaside town of Silloth provides an excellent range of day-to-day amenities including local shops, cafés, traditional pubs and restaurants, all centred around its attractive cobbled streets, expansive village green and picturesque promenade.

The area is also home to the highly regarded Silloth on Solway Golf Club, widely considered one of the finest links golf courses in the UK and a major draw for golfing enthusiasts from across the country.

Despite its wonderfully peaceful coastal position, Blitterlees remains conveniently placed with the stunning landscapes of the Lake District National Park only a short drive away, allowing residents to enjoy both coastal and fellside lifestyles from one exceptional location.

Key Features

- * Rare opportunity to acquire a home held within the same family ownership for over 90 years
- * Set in 6.6 acres, including a separate 5.6 acre field with independent access
- * Beautifully modernised character home retaining original features throughout
- * Exceptional mature botanical gardens with ponds, orchard and summer house
- * Versatile outbuildings including barn, studio and structures with development potential
- * Ideal for equestrian, work from home lifestyle or smallholding use with substantial versatility throughout



Gardens & Grounds

The grounds at Rose View are without doubt one of the property's defining features. A sweeping gravel driveway provides ample parking and immediately sets the tone for the mature and beautifully landscaped setting beyond.

To the front of the property, well maintained lawns are framed by established azaleas bursting with seasonal colour. A magnificent Yew tree, believed to be approximately 300 years old, provides both shelter and a striking focal point. Cottage garden planting surrounds the driveway, while on the opposite side a tranquil pond area is framed by lilies, Acers, roses and a beautiful cherry blossom tree.

Throughout the gardens, meandering pathways weave through carefully planted borders filled with colour, texture and fragrance rarely found in a private residential setting.

The remains of a former byre now provide an attractive raised seating area surrounded by mature planting. Importantly, this area currently benefits from outline planning permission for a small separate dwelling, offering exciting future potential subject to the relevant consents. Behind this area are several practical outbuildings currently utilised for log storage and gardening materials, while the original outside toilet remains intact and operational.

Further into the grounds, and attached to the main property, stands the substantial barn, currently providing excellent storage but equally offering exciting possibilities as a stable, workshop, gym or potential extension to the main accommodation, subject to the necessary permissions.



The grounds continue to impress with additional versatile structures including a superb studio building with electricity, insulation, double glazing and large windows alongside wide opening doors that connect beautifully with the gardens.

An attractive orchard enclosed by traditional stone walling contains a mixture of apple trees, damsons, plums and gooseberries, further adding to the self-sufficient country lifestyle appeal.

Beyond the orchard, sweeping pathways continue through further spectacular planted areas before arriving at the charming stone-built summer house positioned beside another pond with cascading water feature, creating the impression of a natural stream. This wonderful space is insulated, double glazed and benefits from electricity, exposed beams, tiled flooring, a working log burner and sliding glazed doors, making it ideal as an entertaining space, garden office or peaceful retreat.

Beyond the formal gardens lies the adjoining 5.6 acre field, perfectly suited for equestrian use, hobby farming or grazing rental income. Importantly, the field benefits from separate rear access via a gravel track, allowing practical independent use if required.

Several water points are positioned throughout the grounds, providing convenience for both gardening and livestock use.

Mature hedging lines the boundaries throughout, creating an exceptional sense of privacy and shelter within this truly unique botanical oasis.











Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: Freehold possession upon completion.

EPC Rating: C

Services: Rose View is served by mains gas, electricity, water & sewage. The property benefits from Solar. Broadband is provided via Sky with speeds up to 21mbps

Council Tax: Local authority – Cumberland. Council tax currently in band D

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://www.facebook.com/Fine%20Country%20Cumbria) and Instagram on @fineandcountrycumbria

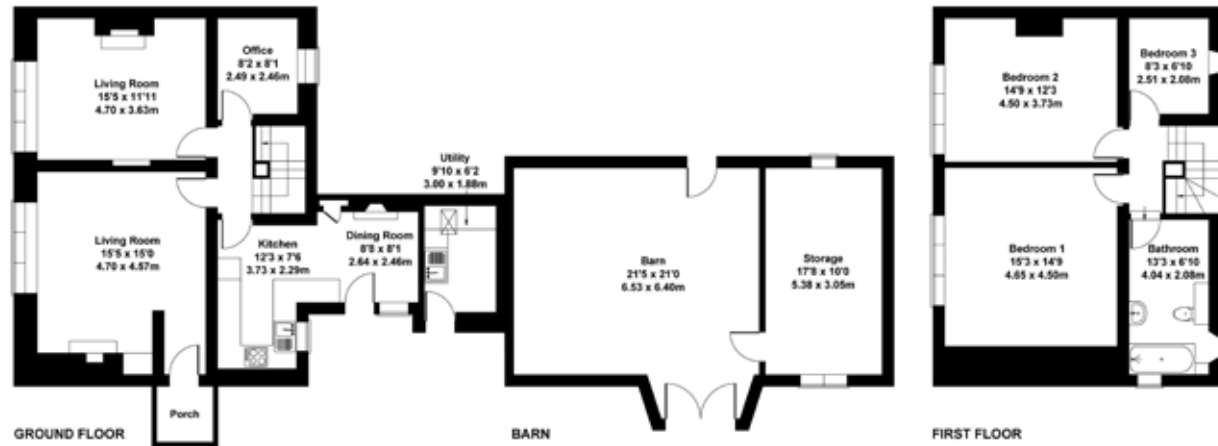
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Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT

Money Laundering Regulations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.

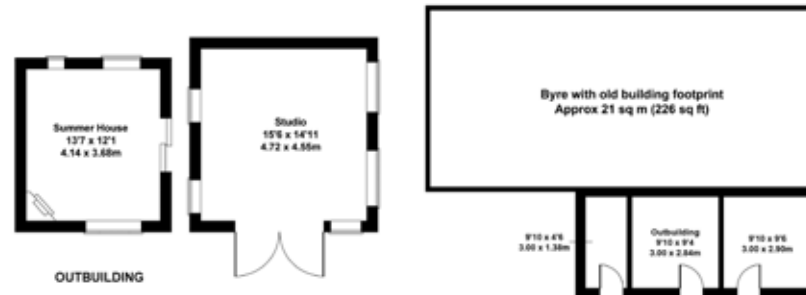
Rose View

Approximate Gross Internal Area
1866 sq ft - 173 sq m



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Approximate Gross Internal Area
625 sq ft - 58 sq m





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